

**ADVICE ON PLANNING PROPOSALS**  
**LIVERPOOL LOCAL PLANNING PANEL**

**3 May 2021**

Held Online via  
MS Teams

Panel: Michael Mantei (Chair)  
Marjorie Ferguson (Expert)  
Lindsay Fletcher (Expert)  
Stephen Dobell-Brown (Community Rep)

There were no conflicts of interest declared by any panel members in relation to any items on the agenda.

<b>ITEM No:</b>	2
<b>APPLICATION NUMBER:</b>	RZ 3/2020
<b>SUBJECT:</b>	Planning proposal to relocate land at 77 Moore Street and 193 Macquarie Street, Liverpool from 'Area 11' to 'Area 8' on the Floor Space Ratio Map

### **ADVICE OF THE PANEL**

The Panel has been provided with a report prepared by Council's strategic planning officers concerning a planning proposal to amend Liverpool Local Environmental Plan 2008 the effect of which is to identify land at 77 Moore Street and 193 Macquarie Street, Liverpool in 'Area 8' on the Floor Space Ratio Map, and to repeal clause 7.40 of Liverpool Local Environmental Plan 2008.

The Panel was briefed by Council officers and heard representations from town planning consultants representing the land owner. The Panel is required to provide Council with advice on the planning proposal prior to consideration by the elected representatives of Liverpool City Council.

The Panel understands that the identification of the subject land in area 11 is an historic legacy arising from an overlap between prior amendments to LLEP 2008. The subject land is the only land in the City Centre within area 11 and is somewhat of an anomaly in the context of planning controls surrounding the land. The planning proposal seeks to bring the subject land into line with the controls on adjoining land to the north and west.

The Panel considers that the proposed zoning will have benefits to the City Centre by encouraging a higher resident population close to City Centre amenities and additional commercial floor space than is currently permitted on the site.

The Panel recommends that Council investigate building envelope controls for future development on the site that:

- a. minimise overshadowing on the Macquarie Street Mall; and
- b. ensure carparking is constructed below ground level, rather than adding to the bulk of the building above ground level.

The panel supports progression of the proposal to a gateway determination.

### **VOTING NUMBERS:**

4-0